

Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**£135,000**  
 Asking Price



**Union Place**  
 Suffolk, NR33 0HG

- Well presented mid terrace home
- Set in the heart of Kirkley
- Gas central heating
- Double glazing throughout
- Modern bathroom & kitchen
- 3 bedrooms
- Gardens front & rear
- Conveniently located for amenities & shops
- Walking distance to award winning beach
- Perfect for a first time buy or investment property



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance hall

3.52 x 1.00  
UPVC entrance door to the front aspect, carpet flooring, radiator and doors opening to the sitting room & dining room.



### Sitting room

3.55 x 3.31  
UPVC double glazed windows to the front aspect, carpet flooring and a radiator.



### Dining room

4.39 x 3.42  
UPVC double glazed windows to rear aspect, carpet flooring, radiator, under stair storage and a door opens to the kitchen.

### Kitchen

3.32 x 1.85  
UPVC double glazed window to the side aspect, tiled flooring, wall mounted gas boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven, ceramic hob & extractor hood, space for a washing machine & fridge-freezer and a door opens to the rear lobby.

### Rear lobby

1.91 x 0.83  
UPVC door to the rear garden, tiled flooring, radiator and a door opens to the bathroom.

### Bathroom

2.05 x 1.80  
UPVC double glazed obscure window to the side aspect, tiled flooring, suite comprises a toilet, pedestal wash basin with hot & cold taps, mains fed shower & glass screen over a panelled bath, radiator and extractor fan.

### Stairs leading to the first floor landing

Carpet flooring, UPVC double glazed window to the rear aspect, loft access and doors opening to bedrooms 1 and 2.

### Bedroom 1

4.42 x 3.55  
UPVC double glazed window to the front aspect, carpet flooring and a radiator.

### Bedroom 2

3.42 x 3.43  
UPVC double glazed window to the rear aspect, carpet flooring, storage cupboard and a door opens to bedroom 3.

### Bedroom 3

3.22 x 1.87  
UPVC double glazed window to side aspect, carpet flooring and a radiator.

### Outside

The property features a small garden frontage, a raised garden bed with shrubs & plants, enclosed by a brick wall and timber fence surround. A pathway leads to the main entrance door, giving access to the property.

The rear offers a low-maintenance artificial lawn and a raised planter with flower beds. The fully enclosed garden includes gated access to the rear and a patio area, ideal for outdoor seating and dining.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

